

EDWARD L. WHITE, ET AL

TO

THE PUBLIC

RESTRICTIONS

THE STATE OF TEXAS, }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE. }

THAT we, EDWARD L. WHITE and wife, LINDA G. WHITE, owners of the 25.15 acre tract referred to in Exhibit "A", and 107.1 acre tract referred to in Exhibit "B", which are incorporated herein as if set forth verbatim, do hereby impress all of the property within Exhibits "A" and "B" with the following restrictions:

1. No commercial junkyard shall be allowed on the property hereby restricted.
2. No commercial feedlot shall be allowed on the property hereby restricted.
3. No mobile home shall be placed upon either tract within 500 feet of a boundary line of either tract, which boundary line separates said tract from property owned by others.

These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring the property hereby restricted whether by descent, devise, purchase, or otherwise. Any person, by the acceptance of title to any of the property hereby restricted, shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. These restrictions and covenants are to run with the land and shall be binding for a period of twenty-five (25) years from date hereof and at the end of such period, said restrictions and covenants shall automatically be extended for successive ten (10) year period unless by a vote of the majority of the owners of the acreage hereby restricted (the owner of each tract having 1 vote), taken prior to the expiration of said twenty-five (25) year period and filed of record in Gillespie County agreeing to amend or release any restriction.

If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any person or persons owning any of the property hereby

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restricted to prosecute proceedings at law or in equity against the person violating or attempting to violate any restriction and covenant, either to prevent him or them from so doing or to correct such violation or to recover damages or other relief for such violation. Invalidation of any one or any part of these restrictions by judgment or Court order shall in no way affect any of the other provisions or parts of provisions which shall remain in full force and effect.

EXECUTED this the 14th day of January, 1994.

Edward L. White
EDWARD L. WHITE

Linda G. White
LINDA G. WHITE

THE STATE OF TEXAS, }
COUNTY OF GILLESPIE. }

The above instrument was acknowledged before me on the 14th day of January, 1994, by EDWARD L. WHITE and wife, LINDA G. WHITE.

Cheryl Hahn
Notary Public, State of Texas



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EXHIBIT "A"

25.15 acre tract

THE STATE OF TEXAS,
COUNTY OF GILLESPIE.

Field notes of a survey of 25.15 acres of land made at the request of Edward White, et al. Said land is situated in Gillespie County, Texas, being part of the Charles Hartmann Survey No. 472 (W. 1/2), Abstract No. 1756, and being part of that 132.87 acre tract of land described in a conveyance to Edward L. White, et ux, by Glenn L. Kneese, et al, dated November 26, 1971, found of record in Volume 101, pages 361-362 of the Deed Records of Gillespie County, Texas;

Said 25.15 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a fence corner post found set in concrete, for the occupational N.W. corner of the Charles Hartmann Survey No. 472 (W. 1/2), Abstract No. 1756, for the S.E. corner of said 132.87 acre tract, of land described in said conveyance to Edward L. White, et ux, by Glenn L. Kneese, et al, found of record in Volume 101, pages 361-362 of the Deed Records of Gillespie County, Texas, for the S.E. corner of this tract of land;

THENCE with the general course of a fence along the occupational South line of said Survey No. 472 (W. 1/2) and the South line of said 132.87 acre tract, N. 89 deg. 44 min. 49 sec. W. 1940.05 feet to a 1/2 inch steel bar set at a corner post, for the N.W. corner of this tract of land;

THENCE with the general course of a fence as follows:

- N. 18 deg. 36 min. 45 sec. E. 872.2 feet to a 1/2 inch steel bar set in the centerline of a gateway and traveled road;
- N. 36 deg. 12 min. 53 sec. E. 348.0 feet to a 1/2 inch steel bar set at a high fence corner post;
- N. 15 deg. 44 min. E. 129.45 feet to a 1/2 inch steel bar set at a high fence corner post;
- S. 52 deg. 13 min. E. 120.35 feet to a 1/2 inch steel bar set at a high fence corner post, for a reentrant corner of this tract of land;

THENCE S. 34 deg. 46 min. E. 767.65 feet to a fence corner post found set in concrete in the occupational East 1/2 of said Survey No. 472 (W. 1/2), and in the East line of said 132.87 acre tract, for the North corner of this tract of land;

THENCE with the general course of a fence along the East line of said 132.87 acre tract, S. 0 deg. 37 min. W., crossing a traveled road, 1777.55 feet to the place of **BEGINNING**.

Surveyed January 5, 1994

I, Carey Bonn, Registered Professional Land Surveyor, hereby certify that the foregoing field notes and accompanying plat represent a survey made on the premises under my supervision.



Carey Bonn
Carey Bonn
Reg. Prof. Land Surveyor No. 4467

EXHIBIT "B"

107.1 acre tract

THE STATE OF TEXAS. "
COUNTY OF GILLESPIE. "

Field notes of a survey of 107.1 acres of land made at the request of Edward White, et al. Said land is situated in Gillespie County, Texas, being part of the Charles Hartmann Survey No. 472 (W. 1/2), Abstract No. 1754, and being part of that 132.87 acre tract of land described in a conveyance to Edward L. White, et ux, by Glenn L. Kneese, et al, dated November 26, 1971, found of record in Volume 101, pages 361-362 of the Deed Records of Gillespie County, Texas;

Said 107.1 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a 1/2 inch steel bar set at a fence corner post, for the occupational N.E. corner of the Charles Hartmann Survey No. 472 (W. 1/2), Abstract No. 1754, for the N.E. corner of said 132.87 acre tract of land described in said conveyance to Edward L. White, et ux, by Glenn L. Kneese, et al, found of record in Volume 101, pages 361-362 of the Deed Records of Gillespie County, Texas, for the N.E. corner of this tract of land;

THENCE with the general course of a fence along the occupational North line of said Survey No. 472 (W. 1/2) and the North line of said 132.87 acre tract, S. 89 deg. 55 min. 20 sec. W. 1605.6 feet to a 1/2 inch steel bar set at a corner post, for the N.W. corner of this tract of land;

THENCE with the general course of a fence along the West lines of said 132.87 acre tract as follows:

S. 2 deg. 06 min. W. 1151.35 feet to a corner post;
S. 10 deg. 28 min. 30 sec. W. 466.2 feet to a corner post, for a corner of this tract of land;

THENCE with a West line of said 132.87 acre tract, S. 8 deg. 04 min. 30 sec. E., crossing a traveled road, 140.45 feet to a 1/2 inch steel bar set at a South gatepost, for a corner of said 132.87 acre tract, for a corner of this tract of land;

THENCE with the general course of a fence along the West lines of said 132.87 acre tract as follows:

S. 12 deg. 39 min. E. 774.5 feet to a corner post;
S. 75 deg. 24 min. W. 113.8 feet to a corner post;
S. 43 deg. 27 min. W. 403.35 feet to a corner post;
S. 0 deg. 57 min. 35 sec. E. 583.35 feet to a 1/2 inch steel bar set at a corner post in the occupational South line of said Survey No. 472 (W. 1/2), for the S.W. corner of said 132.87 acre tract, for the S.W. corner of this tract of land;

THENCE with the general course of a fence along the occupational South line of said Survey No. 472 (W. 1/2) and the South line of said 132.87 acre tract, S. 89 deg. 57 min. 15 sec. E. 842.9 feet to a 1/2 inch steel bar set at a corner post, for the S.E. corner of this tract of land;

THENCE with the general course of a fence as follows:

N. 18 deg. 36 min. 45 sec. E. 872.2 feet to a 1/2 inch steel bar set in the centerline of a gateway and traveled road;

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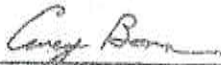
- N. 36 deg. 12 min. 50 sec. E. 308.0 feet to a 1/2 inch steel bar set at a high fence corner post;
- N. 15 deg. 44 min. E. 120.45 feet to a 1/2 inch steel bar set at a high fence corner post;
- N. 52 deg. 13 min. S. 120.35 feet to a 1/2 inch steel bar set at a high fence corner post, for a southerly corner of this tract of land;

THENCE N. 36 deg. 45 min. E. 767.65 feet to a fence corner post found set in concrete in the occupational East line of said Survey No. 472 (W. 1/2), and in the East line of said 132.87 acre tract, for a corner of this tract of land;

THENCE with the general course of a fence along the East line of said 132.87 acre tract, N. 0 deg. 37 min. E. 1646.65 feet to the place of BEGINNING.

Surveyed January 5, 1996

I, Carey Bonn, Registered Professional Land Surveyor, hereby certify that the foregoing field notes and accompanying plat represent a survey made on the ground under my supervision.



Carey Bonn
Reg. Prof. Land Surveyor No. 4447